

Planning Application for Hawkwell Farm Northwest Bicester

09/02/22

Dear Kate

Please see my response to the above proposal for submission to Cherwell.

Many thanks

Kind regards

Richard Johnson

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Application No. 21/04275/OUT Proposal: OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gaggle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition. Location: Part OS Parcel 8149 Adj Lords Lane and SE of Hawkwell Farm, Lords Lane, Bicester

OBJECTIONS I am write to strongly object to the above planning application in Bucknell on the following grounds:

Boundary, Layout and Density of the development

The current proposed boundary for the development stretches right up to the Bucknell village. It is entirely out of character and proportion to the village. The development is also too big, the number of dwellings is excessive and will generate significant vehicles and vehicle movement. The main access to the housing area is not appropriate.

Vehicle access to the development as shown on the plan is already heavily congested.

This development is being masked as "Hawkwell Village" with green areas when in reality it is the epitome of dense built-up area with no purpose. A development of this nature will destroy the village and will have a significant impact upon the quality of life of residents of the village. This development will also cause a disruption to wildlife both during construction and once built with the loss of natural habitat. There is a natural footpath currently running through the middle of proposed development and walking along this makes the wildlife clearly apparent. It is of particular concern that there have been a number of applications of this kind in the recent years. The villages which surround Bicester are diminishing and are being 'eaten-up' by these sorts of developments.

Kingsmere, Elmsbrook, and Bure park are similar developments in close proximity. A further mixed use development is entirely unnecessary.

Traffic Congestion/Speed

Traffic impact to Bucknell is severely under-estimated and ought to be considered properly. This development will increase the traffic congestion into the village of Bucknell which will be utilised by motorists using the village as an intended short-cuts onto the M40, the B4100 and the development itself. Speeding traffic through the village will be a problem which is exacerbated by this proposed development. The village of Bucknell has narrow country lanes and many without pavements. This means that roads are used by pedestrians, pets as well as cars. Adding thousands of more cars will make the village dangerous. Effect on listed buildings Listed buildings in the area which will be negatively impacted by this development, which will be situated in close proximity. Noise pollution There will be a substantial increase of traffic noise within Bucknell if this application is to be granted, this will include residential, customer and school traffic but also with the addition of service vehicles which will need to arrive at the site out of hours. This will extend the disruption to residents of Bucknell. At the development itself, the noise generated by the mixed use of the development will also add to the disruption.

Effect on listed buildings

Listed buildings in the area which will be negatively impacted by this development, which will be situated in close proximity, including a medieval church and manor house.

Pollution

Without doubt general pollution and poorer air quality will increase to unacceptable and unknown levels, leading to the discouraging the planting of trees and other plants.

With the government current targets for reductions in the carbon foot print. Pollution means that carbon reduction targets will not be met.

Added to this is the current omissions from the incinerator located at Ardley that will also no doubt increase.

Household waste disposal

The current waste disposal facility at Ardley is currently far too small to meet the current needs of Bicester and surrounding villages. You only need to see the long queues

At the weekend. In doing so creating dangerous traffic conditions, that will no doubt at some time in the future lead to a serious accident. Added to this current changes for

Disposal of household waste and thus an increase in 'fly tipping'.

Perhaps Cherwell should address more pressing needs to improve current local amenities, rather than speeding time encouraging large scale development, that only benefits the shareholders of the developer..

Noise pollution

There will be a substantial increase of traffic noise within Bucknell if this application is to be granted, this will include residential, customer and school traffic but also with the addition of service vehicles which will need to arrive at the site out of hours. This will extend the disruption to residents of Bucknell. At the development itself, the noise generated by the mixed use of the development will also add to the disruption. This will be further increased by any additional motorway traffic.

Light pollution

There will be a significant increase in light pollution during the construction and once built for car parks and amenities. This will result in light pollution in the village and wildlife in the area.

Drainage and flood risk

We already have issues with flooding in the village. Significant increase in water usage and increased sewage and drainage infrastructure will only contribute to the problem.

Wildlife Impact

Historically, large scale developments have mainly had negative consequences with regard to existing and the development of any wild life.

For these and may more reasons . I strongly object to this unnecessary development at the proposed location and urge Cherwell District Council to reject and turndown the proposal, but instead by considering the thought s and views of the Bucknell residents, who are after all Council Tax customers, rather than that of a development company who are only acting in the interest of their share holders.